

Southcenter Subarea Plan Matrix

Page numbers are from the documents included in the binders and used for the 4/3/14 Council Work Session.

Page # in Plan	Comment (language changes in strikout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
p. 4, 1.2 Community Intent	If the Union Pacific Railroad tracks get relocated/removed, there may be a special opportunity to assemble properties in the area north of the Sounder Station and develop at greater intensities with a wider variety of uses than currently proposed in the TOD District. The Subarea Plan should reflect this possibility. <u>Add to #5 as follows: In the area surrounding the Sounder commuter rail/Amtrak Station, consider a special opportunity area that could develop at even greater intensities with a wider variety of uses, such as regional serving entertainment and retail.</u>	Derek Speck, 4.28.14	Staff Response: Make this change.
p. 4, 1.2 Community Intent	Add a new item: <u>11. Continue to enhance the driveability of and access to the Commercial Corridor.</u>	D.Robertson, letter 4.28.14	Staff Response: Make this change.
p. 12, 1.4 (1) District Structure	Revise 3) to read: A rapidly growing demand for walkable urban environments for living, working, <u>playing</u> and shopping;	Derek Speck, 4.28.14	Staff Response: Make this change.
p. 14, Figure 1.2	Commercial Corridor. Add a new sentence to the end of the description of this district: <u>Results of City research into evolving, successful commercial corridors elsewhere will be applied to ensure the continuing success of the Southcenter Commercial Corridor.</u>	D.Robertson, letter 4.28.14	Staff Response: Make this change.
p 23, 1st paragraph	Add to the end of the paragraph: <u>Also, if City efforts to relocate or remove the Union Pacific Railroad tracks are successful the area north of the Sounder Station and east of W. Valley Highway would open up for redevelopment. There could be a possibility of assembling properties in the area and creating a special opportunity district with mixed use development (such as housing, office, and regional serving retail and entertainment) at greater intensities than currently proposed.</u>	Derek Speck, 4.28.14	Staff Response: Make this change.
p. 24	Commercial Corridor. Add a new sentence to the end: <u>The City will continue to research successful commercial corridors elsewhere and apply the results of this research to ensure the continued success of this highly valued district.</u>	D.Robertson, letter 4.28.14	Staff Response: Make this change.
p. 33, Second "open" bullet.	Add another bullet under Associated measures or actions: <u>Relocation of Union Pacific Tracks south of I-405.</u>	Derek Speck, 4.28.14	Staff Response: Make this change.
P. 38 Recommen ded City Actions	See spreadsheet with revised projects/timing	Staff, 4.28.14	Staff Response: Make these changes.

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p 41, Long Term Actions	Add to i) Elements: <u>Should the City be unsuccessful in efforts to relocate Union Pacific Railroad tracks, the City shall seek a pedestrian underpass beneath the UP tracks.</u> The City will coordinate with the City of Renton...	Derek Speck, 4.28.14	Staff Response: Make this change.
p. 44, Mid term actions	Improve stormwater treatment. Move mid-term action (b) to the Short Term action list and add the word 'ensure' so it reads: "The City will work with property owners on the north side of the pond to improve the functioning <u>ensure the improvements to the functions</u> of the existing stormwater treatment system (bioswales) thus increasing the retention of phosphorus and other pollutants."	D.Robertson, letter 4.28.14	Staff Response: Staff coordinated with Ryan Larson, Surface Water Engineer, and suggests the following change. <u>The City will work with all properties discharging surface water to the pond to ensure that existing storm water collection and treatment systems are properly maintained. Proper maintenance of these facilities will reduce the amount of phosphorus and other pollutants reaching the pond to the maximum extent feasible under current conditions.</u>
p. 44 Long term actions	Water quality improvements. Move the Long term action item (3) to the Short term action item list. Also, revise the sentence to read as follows: Over the very long term, i <u>n</u> stall alternative stormwater treatment as the area on the north redevelops.	D.Robertson, letter 4.28.14	Staff Response: Make this change.
p. 44, 4) Public Parking Structure	Short term actions, a), last bullet. Revise sentence to read: "Preliminary identification of costs and possible funding sources (e.g., public/private partnership or LID).	D.Robertson, letter 4.28.14	Staff Response: Make this change.
p. 45, 1.6.2 Street/Circulation Network	1) Street and circulation network & facilities, Short Term Actions. Add: d) Relocate Union Pacific (UP) Railroad Tracks The City will pursue the relocation of the UP railroad tracks in a manner that opens up the area north of the Strander Station to I-405 and west to W. Valley Highway for redevelopment. This could create a special opportunity area for uses such as regional serving retail and entertainment, in addition to transit-supportive mixed use, including housing.	Derek Speck, 4.28.14	Staff Response: Make this change.